

146.0

0006

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
561,000 / 561,000
561,000 / 561,000
561,000 / 561,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		NEWPORT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WANG QINGYANG & YING	
Owner 2:	
Owner 3:	

Street 1: 161 NEWPORT ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: CONNORS JOHN F & LAVINIA M -
Owner 2: -

Street 1: 161 NEWPORT ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1925, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
7/29/2021 1049 Solar Pa 9,295 C
3/18/2019 352 Add Bath 15,500 C
2/17/2015 147 Manual 2,500
6/17/2010 698 Addition 19,000
6/4/2003 417 Re-Roof 2,500

ACTIVITY INFORMATION
Date Result By Name
1/10/2018 Inspected BS Barbara S
12/16/2017 TTL REFUSAL HS Hanne S
11/11/2008 Meas/Inspect 355 PATRIOT
1/20/2000 Inspected 263 PATRIOT
11/22/1999 Measured 153 PATRIOT
1/1/1982 CS

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Price Units Price Factor
101 One Family 4011 Sq. Ft. Site 0 80. 1.15 9

Topo	2	Above Stree
Street		
Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4011.000	191,400		369,600	561,000	
Total Card	0.092	191,400		369,600	561,000	Entered Lot Size
Total Parcel	0.092	191,400		369,600	561,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	324.65	/Parcel: 324.65	Land Unit Type:

User Acct
96390
GIS Ref
GIS Ref
Insp Date
01/10/18



USER DEFINED

Prior Id # 1: 96390
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Total AC/HA: 0.09208	Total SF/SM: 4011	Parcel LUC: 101	One Family	Prime NB Desc	Brackett

Total: 369,586	Spl Credit		Total: 369,600

EXTERIOR INFORMATION

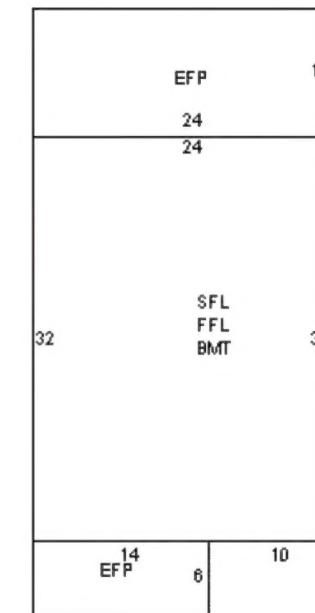
Type:	22 - Conventional	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

RESIDENTIAL GRID

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmt Flr:	4 - Carpet
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB

CONDOS INFORMATION**GENERAL INFORMATION****DEPRECIATION****REMODELING****RES BREAKDOWN****COMPARABLE SALES****CALC SUMMARY****NET AREA****NET AREA**